FIG. 1

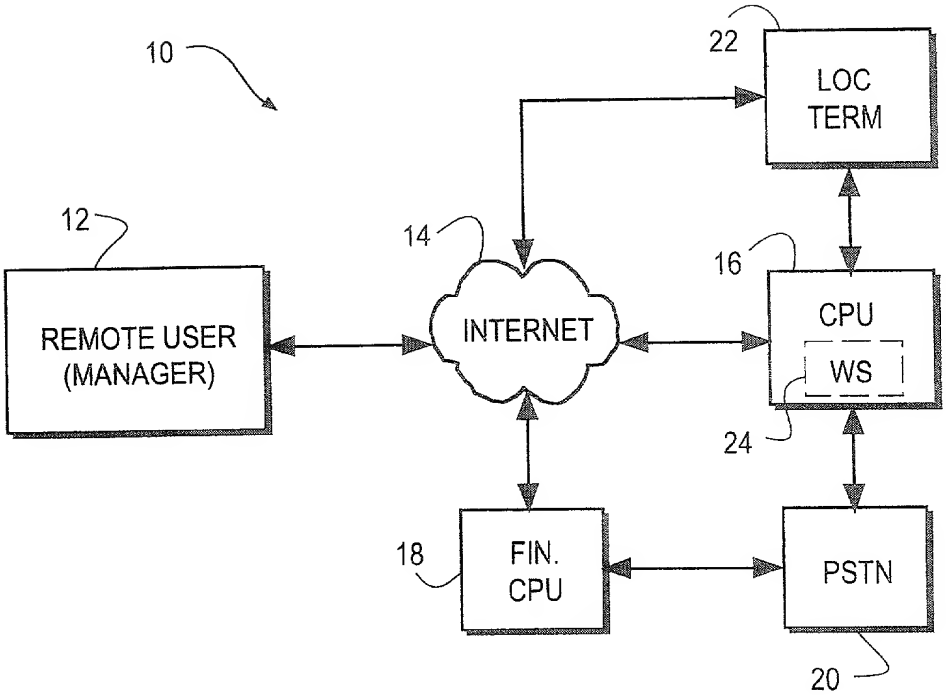
10
22
LOC TERM
12
14
16
REMOTE USER (MANAGER)
INTERNET
CPU
WS
24
18
FIN. CPU
PSTN
20

FIG. 2

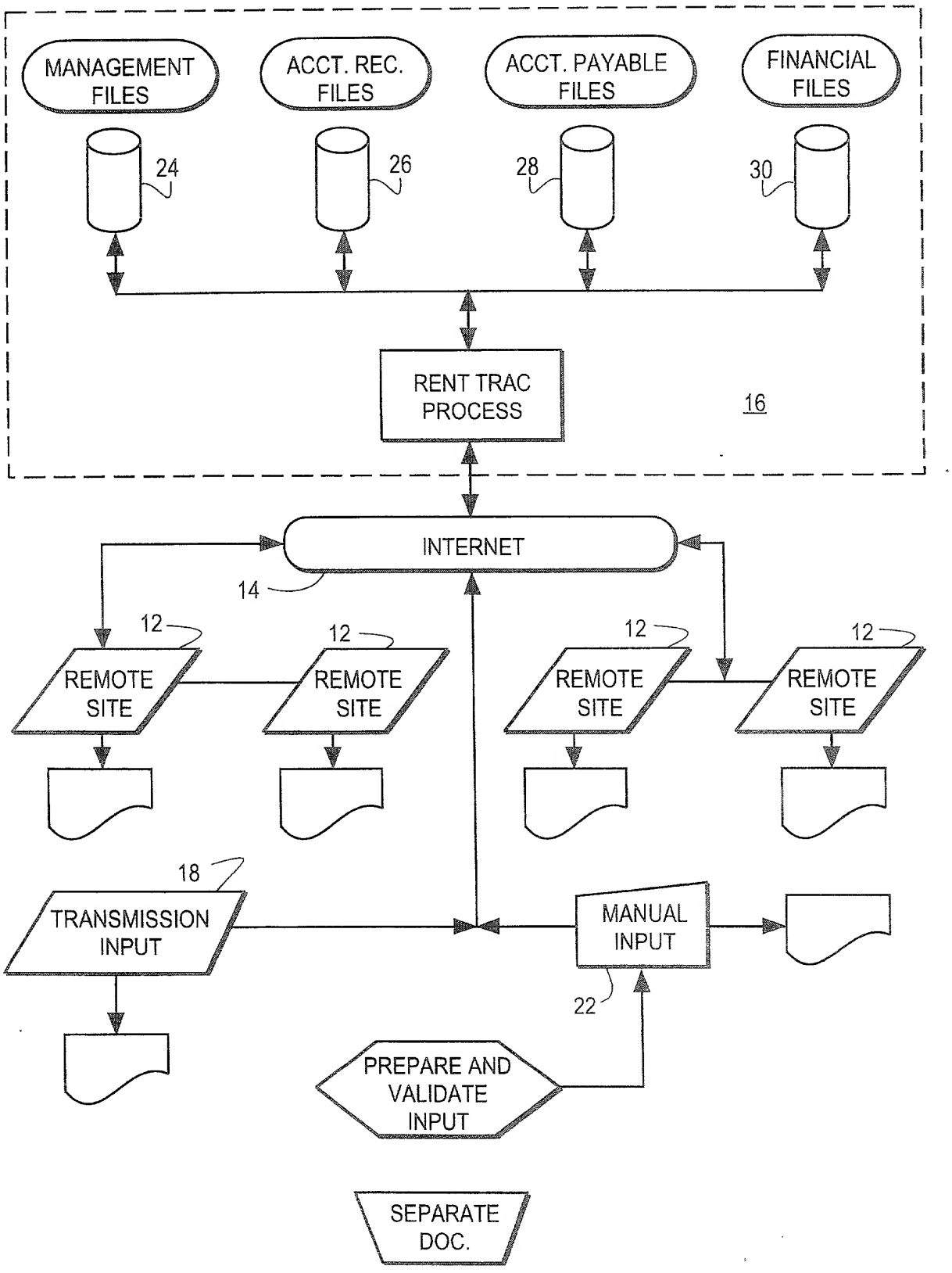
MANAGEMENT FILES
ACCT. REC. FILES
ACCT. PAYABLE FILES
FINANCIAL FILES
24
26
28
30
RENT TRAC PROCESS
16
INTERNET
14
12
REMOTE SITE
REMOTE SITE
REMOTE SITE
REMOTE SITE
18
TRANSMISSION INPUT
MANUAL INPUT
22
PREPARE AND VALIDATE INPUT
SEPARATE DOC.

FIG. 3

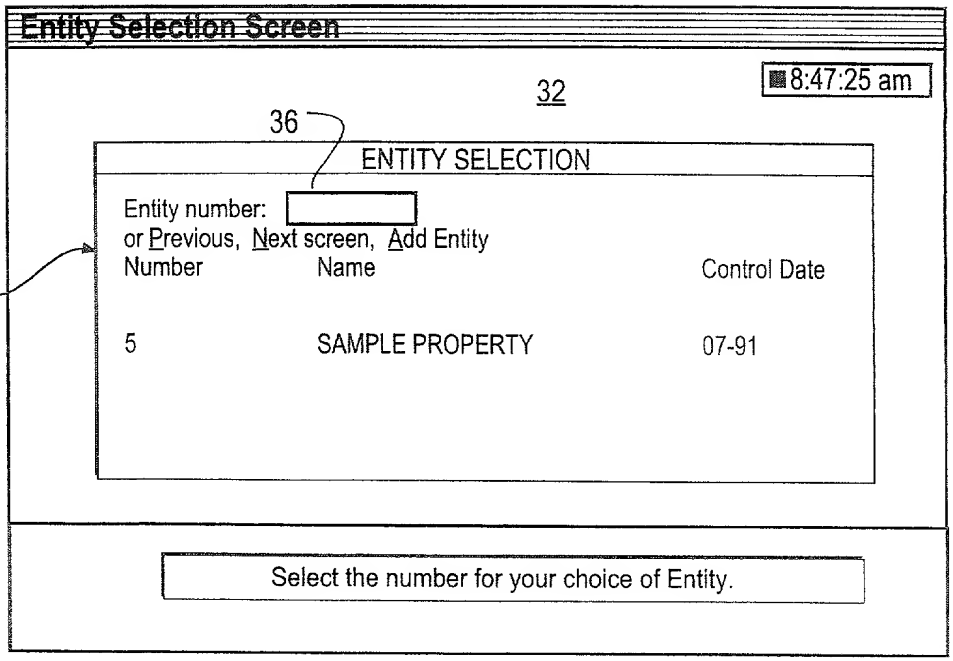
Entity Selection Screen
8:47:25 am
32
36
ENTITY SELECTION
Entity number:
or Previous, Next screen, Add Entity
34
Number
Name
Control Date
5
SAMPLE PROPERTY
07-91
Select the number for your choice of Entity.

FIG. 4

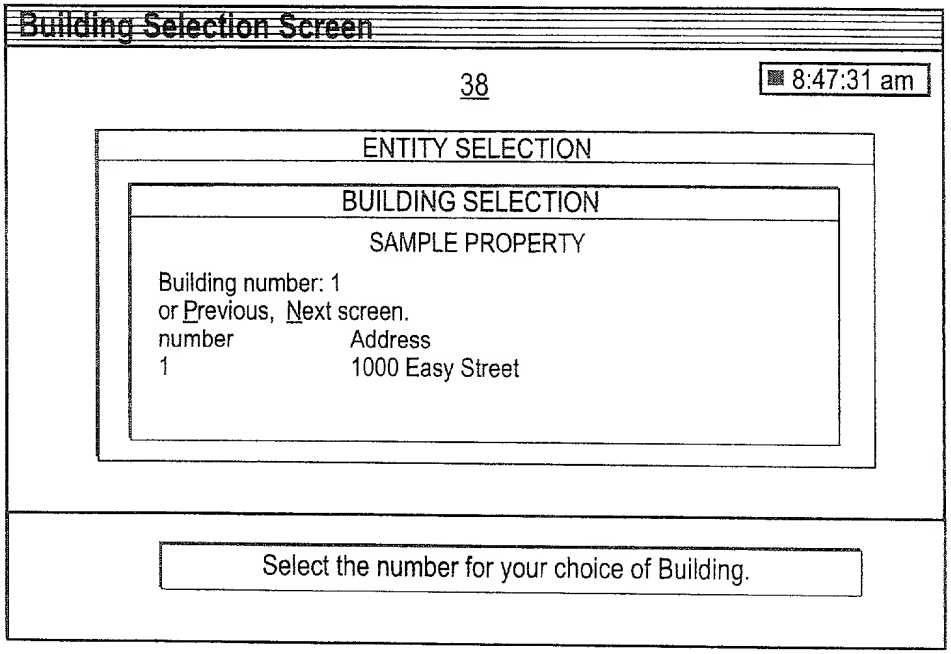
Building Selection Screen
8:47:31 am
38
ENTITY SELECTION
BUILDING SELECTION
SAMPLE PROPERTY
Building number: 1
or Previous, Next screen.
number
Address
1
1000 Easy Street
Select the number for your choice of Building.

FIG. 5

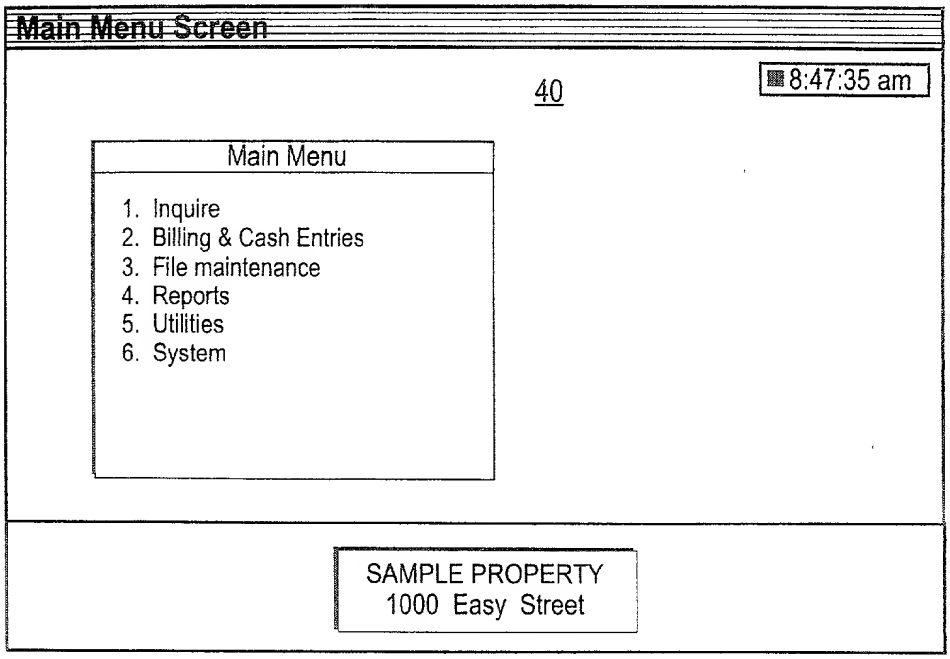
Main Menu Screen
40
8:47:35 am
Main Menu
1. Inquire
2. Billing & Cash Entries
3. File maintenance
4. Reports
5. Utilities
6. System
SAMPLE PROPERTY
1000 Easy Street

FIG. 6

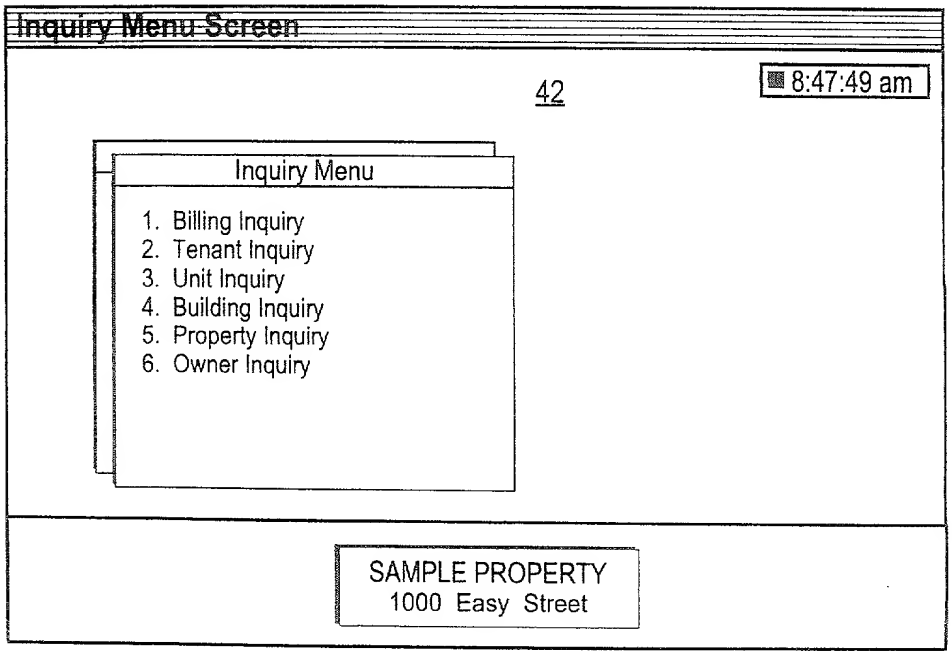
Inquiry Menu Screen
42
8:47:49 am
Inquiry Menu
1. Billing Inquiry
2. Tenant Inquiry
3. Unit Inquiry
4. Building Inquiry
5. Property Inquiry
6. Owner Inquiry
SAMPLE PROPERTY
1000 Easy Street

FIG. 7

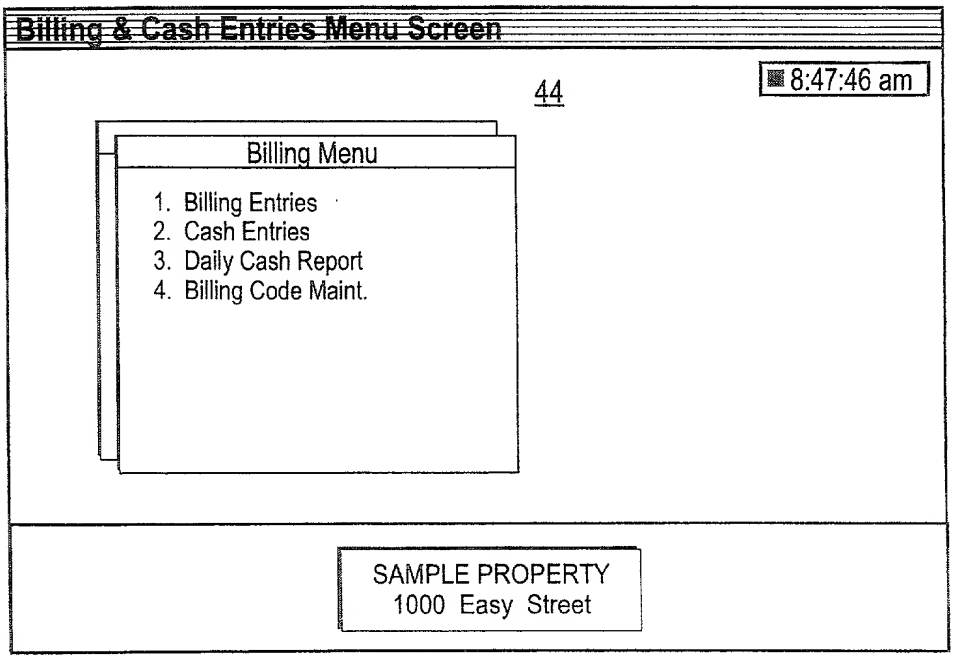
Billing & Cash Entries Menu Screen
8:47:46 am
44
Billing Menu
1. Billing Entries
2. Cash Entries
3. Daily Cash Report
4. Billing Code Maint.
SAMPLE PROPERTY
1000 Easy Street

FIG. 8

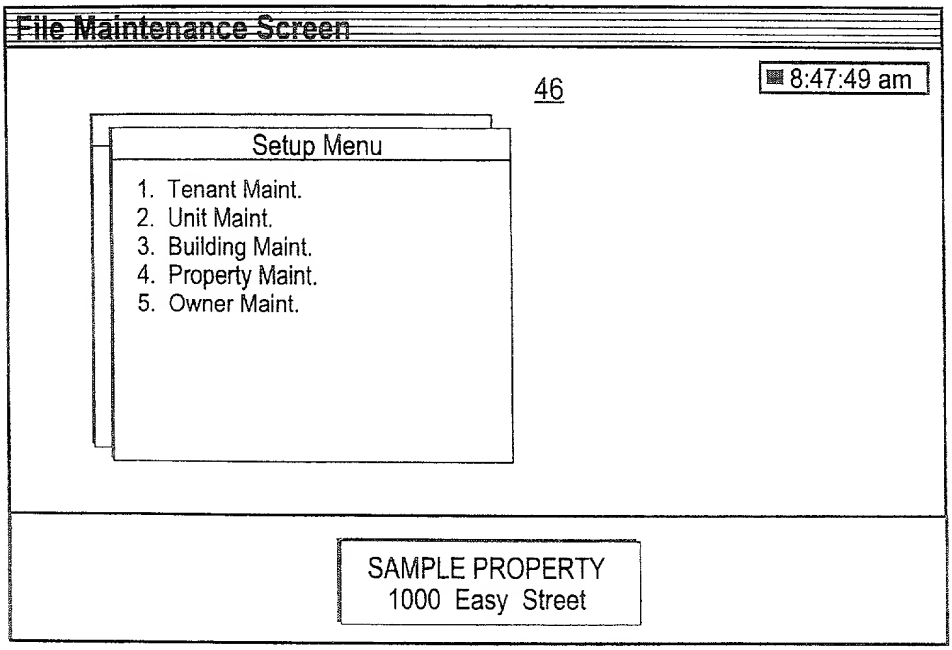
File Maintenance Screen
8:47:49 am
46
Setup Menu
1. Tenant Maint.
2. Unit Maint.
3. Building Maint.
4. Property Maint.
5. Owner Maint.
SAMPLE PROPERTY
1000 Easy Street

FIG. 9

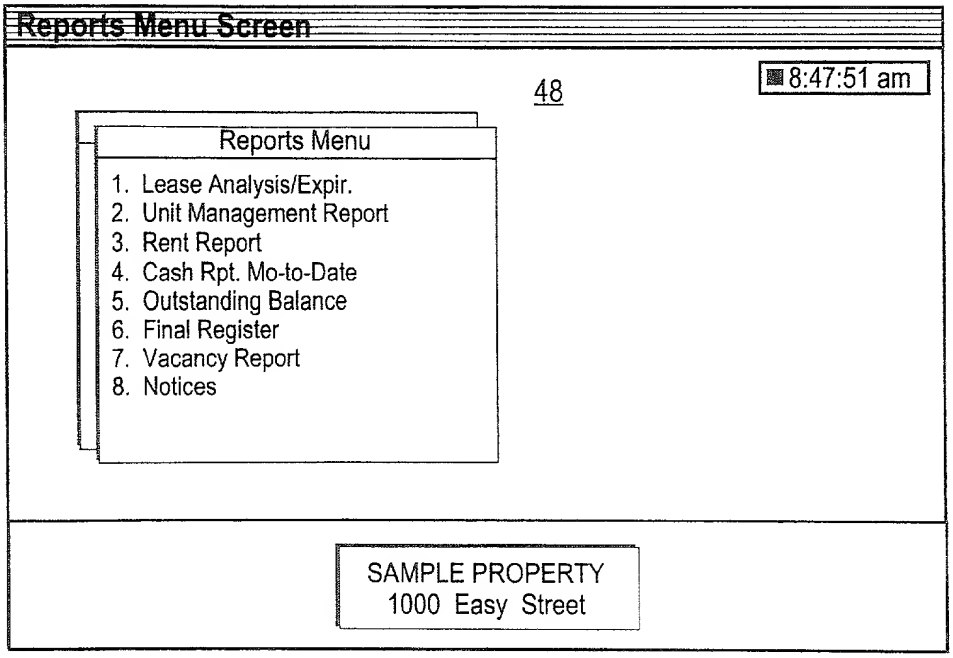
Reports Menu Screen
48
8:47:51 am
Reports Menu
1. Lease Analysis/Expir.
2. Unit Management Report
3. Rent Report
4. Cash Rpt. Mo-to-Date
5. Outstanding Balance
6. Final Register
7. Vacancy Report
8. Notices
SAMPLE PROPERTY
1000 Easy Street

FIG. 10

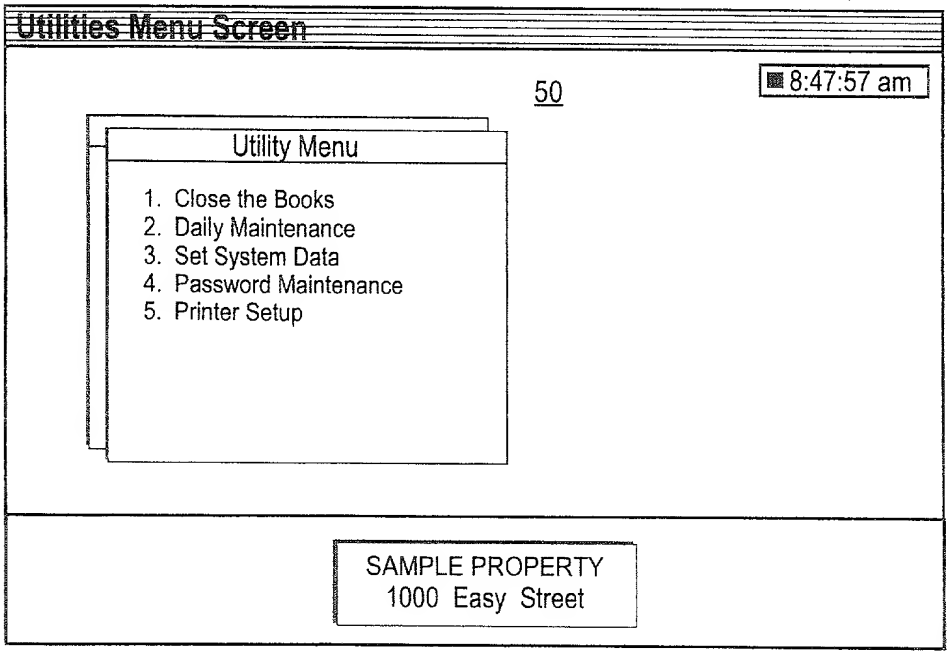
Utilities Menu Screen
50
8:47:57 am
Utility Menu
1. Close the Books
2. Daily Maintenance
3. Set System Data
4. Password Maintenance
5. Printer Setup
SAMPLE PROPERTY
1000 Easy Street

FIG. 11

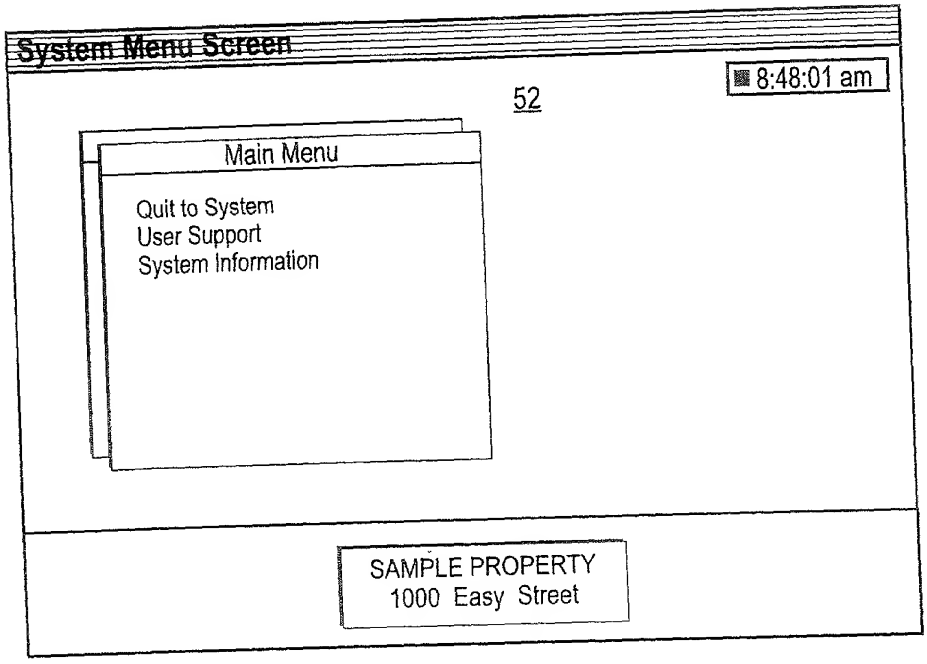
System Menu Screen
8:48:01 am
52
Main Menu
Quit to System
User Support
System Information
SAMPLE PROPERTY
1000 Easy Street

FIG. 12

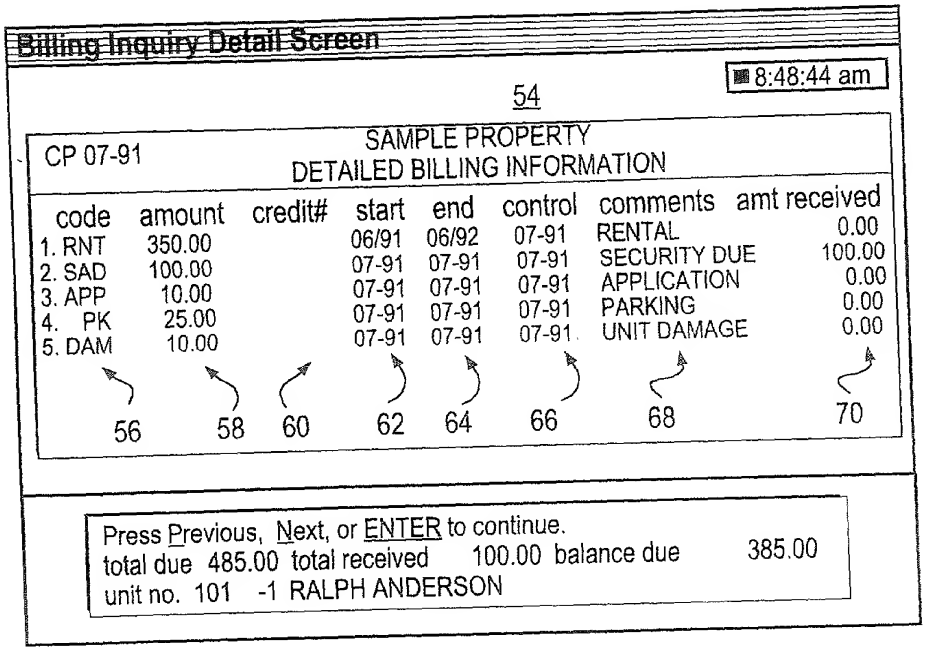
Billing Inquiry Detail Screen
8:48:44 am
54
CP 07-91
SAMPLE PROPERTY
DETAILED BILLING INFORMATION
code amount credit# start end control comments amt received
1. RNT 350.00 06/91 06/92 07-91 RENTAL 0.00
2. SAD 100.00 07-91 07-91 07-91 SECURITY DUE 100.00
3. APP 10.00 07-91 07-91 07-91 APPLICATION 0.00
4. PK 25.00 07-91 07-91 07-91 PARKING 0.00
5. DAM 10.00 07-91 07-91 07-91 UNIT DAMAGE 0.00
56
58
60
62
64
66
68
70
Press Previous, Next, or ENTER to continue.
total due 485.00 total received 100.00 balance due 385.00
unit no. 101 -1 RALPH ANDERSON

FIG. 13

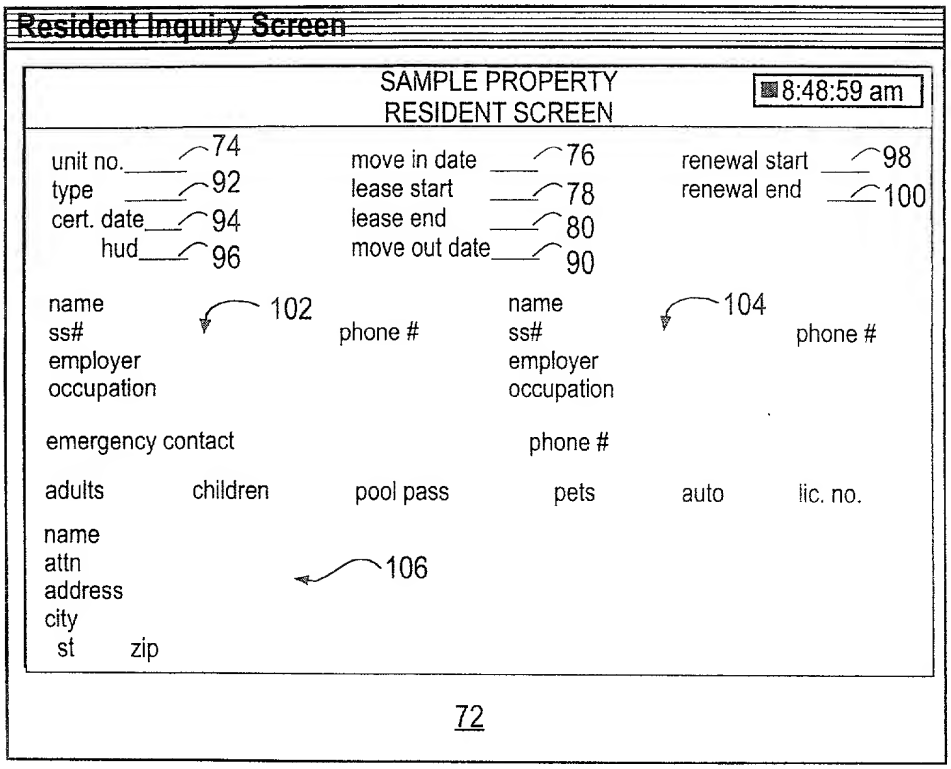
Resident Inquiry Screen
SAMPLE PROPERTY
RESIDENT SCREEN
8:48:59 am
unit no. 74
type 92
cert. date 94
hud 96
move in date 76
lease start 78
lease end 80
move out date 90
renewal start 98
renewal end 100
name
ss#
employer
occupation
102
phone #
name
ss#
employer
occupation
104
phone #
emergency contact
phone #
adults
children
pool pass
pets
auto
lic. no.
name
attn
address
city
st
zip
106
72

FIG. 14

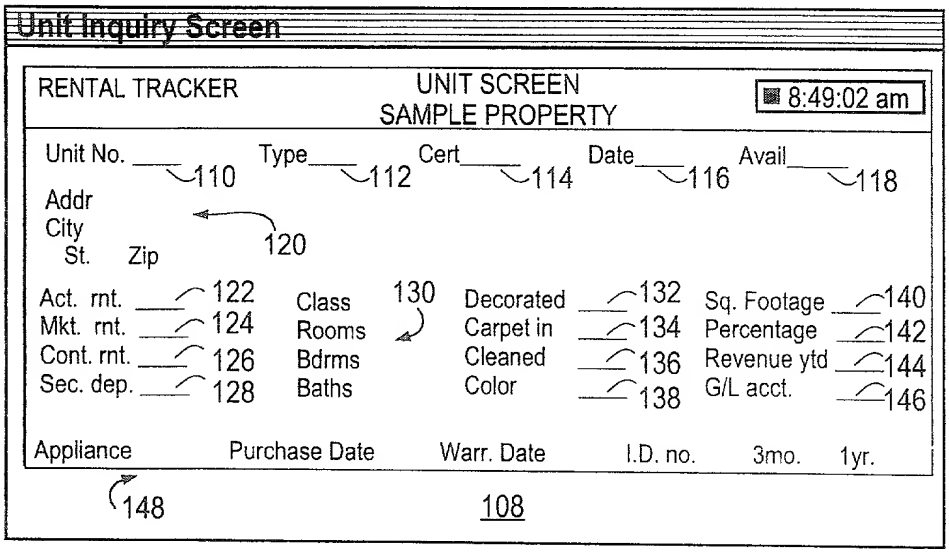
Unit Inquiry Screen
RENTAL TRACKER
UNIT SCREEN
SAMPLE PROPERTY
8:49:02 am
Unit No. 110
Type 112
Cert 114
Date 116
Avail 118
Addr
City
St.
Zip
120
Act. rnt. 122
Mkt. rnt. 124
Cont. rnt. 126
Sec. dep. 128
Class 130
Rooms
Bdrms
Baths
Decorated 132
Carpet in 134
Cleaned 136
Color 138
Sq. Footage 140
Percentage 142
Revenue ytd 144
G/L acct. 146
Appliance
Purchase Date
Warr. Date
I.D. no.
3mo.
1yr.
148
108

FIG. 15

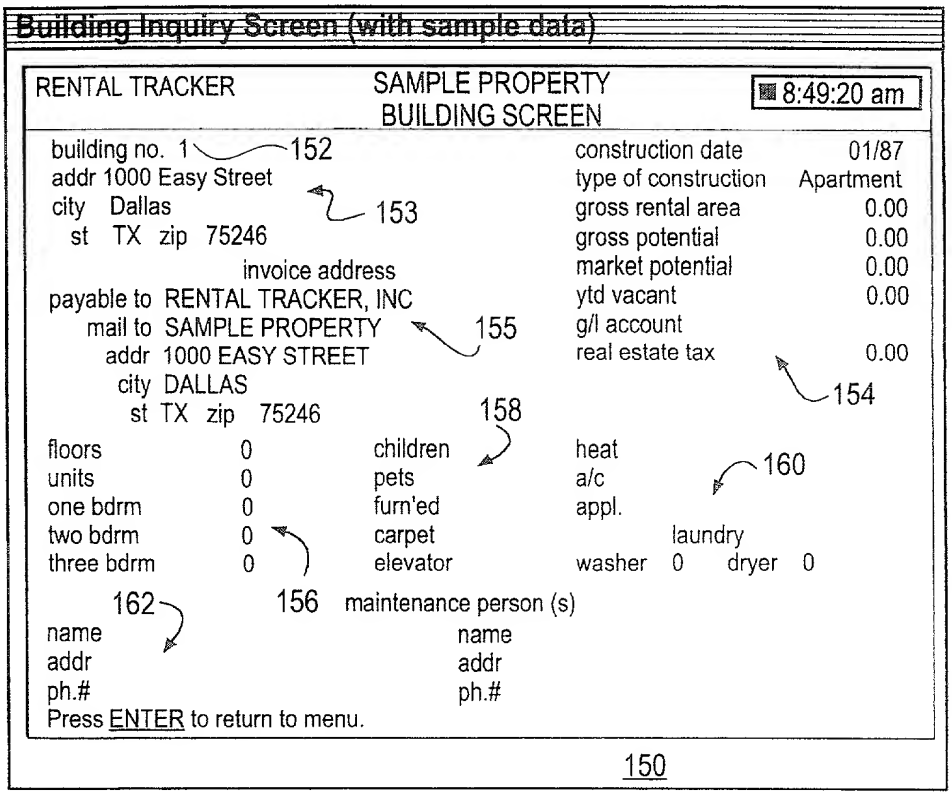
Building Inquiry Screen (with sample data)
RENTAL TRACKER
SAMPLE PROPERTY
BUILDING SCREEN
8:49:20 am
building no. 1
152
addr 1000 Easy Street
city Dallas
153
st TX zip 75246
invoice address
payable to RENTAL TRACKER, INC
mail to SAMPLE PROPERTY
155
addr 1000 EASY STREET
city DALLAS
st TX zip 75246
construction date 01/87
type of construction Apartment
gross rental area 0.00
gross potential 0.00
market potential 0.00
ytd vacant 0.00
g/l account
real estate tax 0.00
154
158
floors 0
units 0
one bdrm 0
two bdrm 0
three bdrm 0
children
pets
furn'ed
carpet
elevator
heat
a/c
appl.
160
laundry
washer 0 dryer 0
162
156
maintenance person (s)
name
addr
ph.#
name
addr
ph.#
Press ENTER to return to menu.
150

FIG. 16

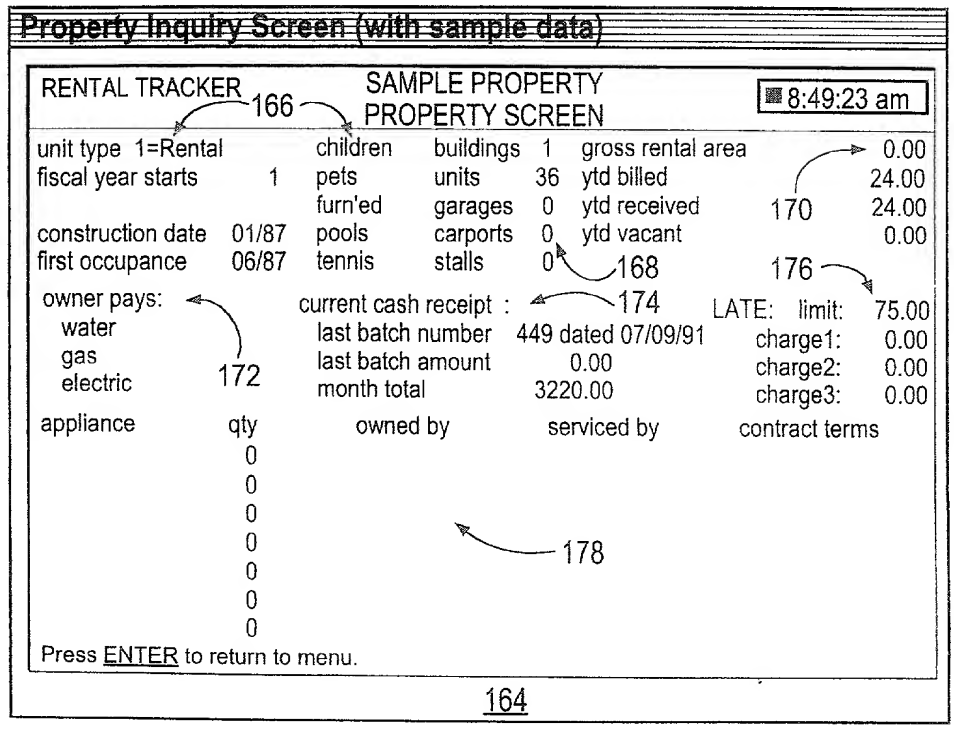
Property Inquiry Screen (with sample data)
RENTAL TRACKER
166
SAMPLE PROPERTY
PROPERTY SCREEN
8:49:23 am
unit type 1=Rental
fiscal year starts 1
construction date 01/87
first occupance 06/87
children
pets
furn'ed
pools
tennis
buildings 1
units 36
garages 0
carports 0
stalls 0
168
gross rental area 0.00
ytd billed 24.00
ytd received 24.00
170
ytd vacant 0.00
176
owner pays:
water
gas
electric
172
current cash receipt :
174
last batch number 449 dated 07/09/91
last batch amount 0.00
month total 3220.00
LATE: limit: 75.00
charge1: 0.00
charge2: 0.00
charge3: 0.00
appliance
qty
owned by
serviced by
contract terms
0
0
0
0
0
0
0
178
Press ENTER to return to menu.
164

FIG. 17

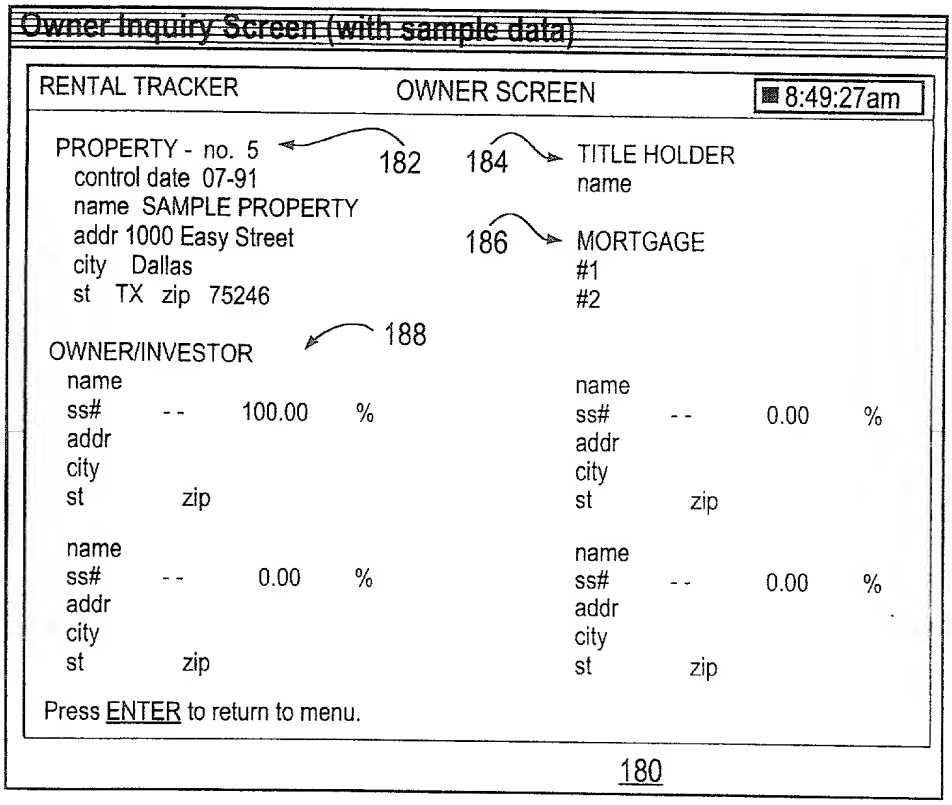
Owner Inquiry Screen (with sample data)
RENTAL TRACKER
OWNER SCREEN
8:49:27am
PROPERTY - no. 5
control date 07-91
name SAMPLE PROPERTY
addr 1000 Easy Street
city Dallas
st TX zip 75246
182
184
TITLE HOLDER
name
186
MORTGAGE
#1
#2
188
OWNER/INVESTOR
name
ss# -- 100.00 %
addr
city
st zip
name
ss# -- 0.00 %
addr
city
st zip
name
ss# -- 0.00 %
addr
city
st zip
name
ss# -- 0.00 %
addr
city
st zip
Press ENTER to return to menu.
180

FIG. 18

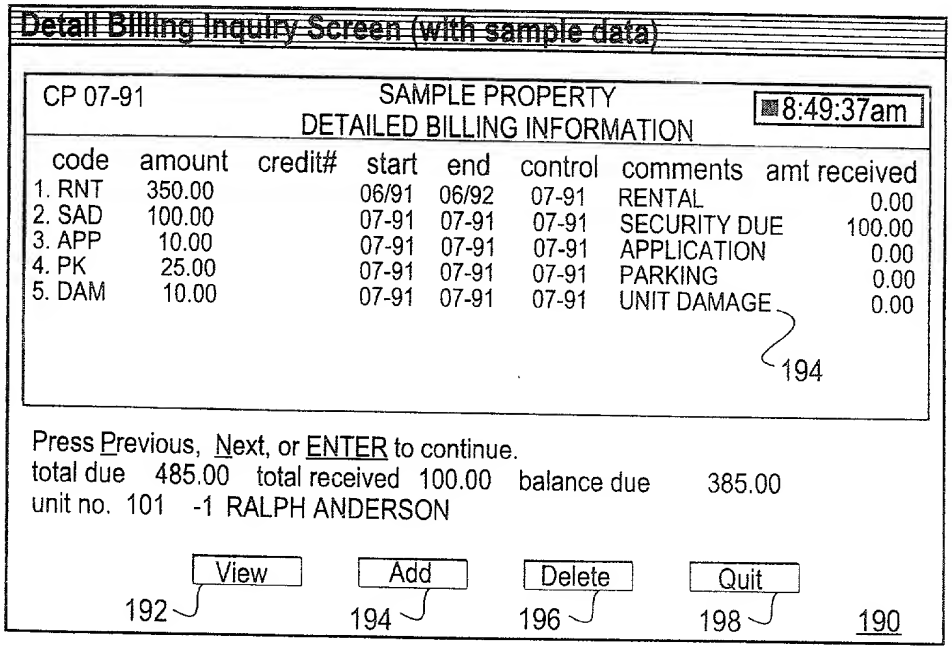
Detail Billing Inquiry Screen (with sample data)
CP 07-91
SAMPLE PROPERTY
DETAILED BILLING INFORMATION
8:49:37am
code amount credit# start end control comments amt received
1. RNT 350.00 06/91 06/92 07-91 RENTAL 0.00
2. SAD 100.00 07-91 07-91 07-91 SECURITY DUE 100.00
3. APP 10.00 07-91 07-91 07-91 APPLICATION 0.00
4. PK 25.00 07-91 07-91 07-91 PARKING 0.00
5. DAM 10.00 07-91 07-91 07-91 UNIT DAMAGE 0.00
194
Press Previous, Next, or ENTER to continue.
total due 485.00 total received 100.00 balance due 385.00
unit no. 101 -1 RALPH ANDERSON
View
Add
Delete
Quit
192
194
196
198
190

FIG. 19

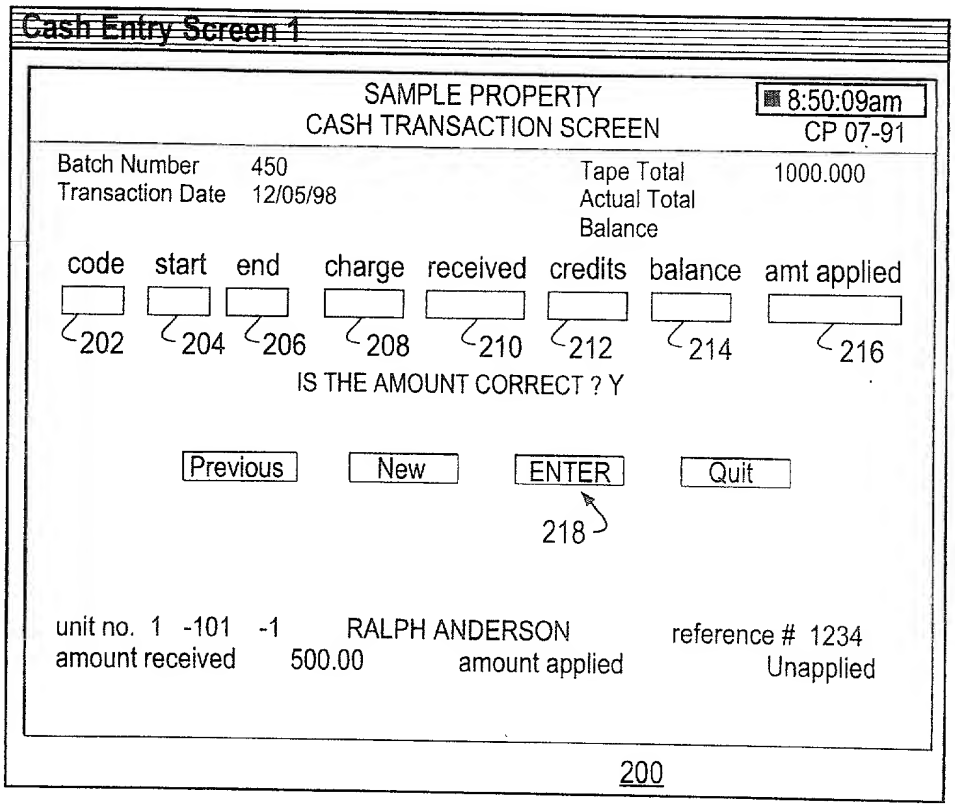
Cash Entry Screen 1
SAMPLE PROPERTY
CASH TRANSACTION SCREEN
8:50:09am
CP 07-91
Batch Number 450
Transaction Date 12/05/98
Tape Total 1000.000
Actual Total
Balance
code start end charge received credits balance amt applied
202 204 206 208 210 212 214 216
IS THE AMOUNT CORRECT ? Y
Previous New ENTER Quit
218
unit no. 1 -101 -1 RALPH ANDERSON reference # 1234
amount received 500.00 amount applied Unapplied
200

FIG. 20

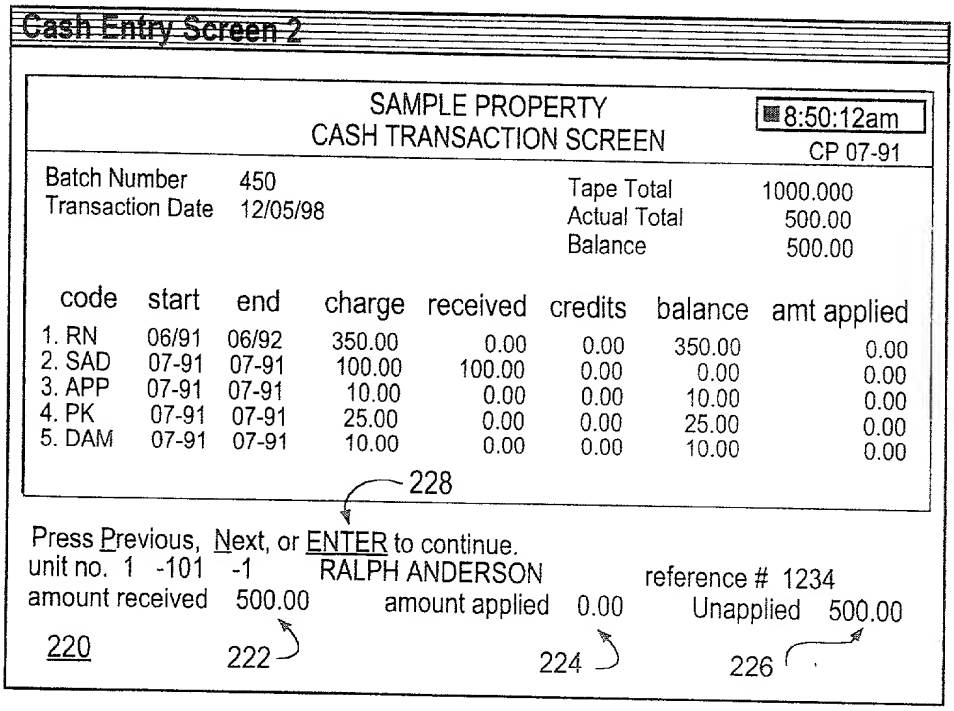
Cash Entry Screen 2
SAMPLE PROPERTY
CASH TRANSACTION SCREEN
8:50:12am
CP 07-91
Batch Number 450
Transaction Date 12/05/98
Tape Total 1000.000
Actual Total 500.00
Balance 500.00
code start end charge received credits balance amt applied
1. RN 06/91 06/92 350.00 0.00 0.00 350.00 0.00
2. SAD 07-91 07-91 100.00 100.00 0.00 0.00 0.00
3. APP 07-91 07-91 10.00 0.00 0.00 10.00 0.00
4. PK 07-91 07-91 25.00 0.00 0.00 25.00 0.00
5. DAM 07-91 07-91 10.00 0.00 0.00 10.00 0.00
228
Press Previous, Next, or ENTER to continue.
unit no. 1 -101 -1 RALPH ANDERSON reference # 1234
amount received 500.00 amount applied 0.00 Unapplied 500.00
220 222 224 226

FIG. 21

Cash Entry Screen 3

SAMPLE PROPERTY
CASH TRANSACTION SCREEN

8:50:33 am
CP 07-91

Batch Number 450
Transaction Date 12/05/98

Tape Total 1000.000
Actual Total 500.00
Balance 500.00

code	start	end	charge	received	credits	balance	amt applied
1. RN	06/91	06/92	350.00	0.00	0.00	350.00	0.00
2. SAD	07-91	07-91	100.00	100.00	0.00	0.00	0.00
3. APP	07-91	07-91	10.00	0.00	0.00	10.00	0.00
4. PK	07-91	07-91	25.00	0.00	0.00	25.00	0.00
5. DAM	07-91	07-91	10.00	0.00	0.00	10.00	0.00

232

Quit

Bal due 0.00

unit no. 1 -101 -1 RALPH ANDERSON reference # 1234
amount received 500.00 amount applied 385.00 Unapplied 115.00

230

FIG. 22

Billing Code Maint. Screen

8:52:41 am

Editing Keys

^W - Save Changes
^N - Add a New Code
^T - mark to Delete
^Q/Esc - Exit with no changes

Billing Code Maintenance Utility

Code	Account #	Description
ACT	1007	ACCT. TRANSFER
ADJ	1004	ADJUST BALANCE
APP	1001	APPLICATION
DAM	1200	UNIT DAMAGE
INT	1050	INTEREST
LC		LATE CHARGE
LF	5900	LATE FEES
LO		LOCK-OUT
MF	1088	MANAGER FEE
MGF	1008	MGMT. FEES
MI		MISC.
MIB	1003	MOVE IN BONUS
NSF	1004	NSF CHECK
PET	1007	PET DEPOSIT

234

236 238 240